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3 Back Lane

- ONE BEDROOM MID TERRACE
- FEATURE FIREPLACE
- FRONT GARDEN
- CLOSE TO CENTRE OF CLAYTON VILLAGE

Offers In Region Of £97,500
EPC Rating '73'





Property Description

DESCRIPTION

This charming one bedroom mid-terrace property offers a fantastic opportunity for first-time buyers or investors looking for a project. With plenty of character features throughout, including exposed wooden beams and a striking stone feature fireplace, the property is bursting with potential and just waiting to be modernised.

The accommodation comprises: Spacious lounge with character beams and feature stone fireplace, kitchen area with scope for reconfiguration or updating to suit modern tastes, good-sized double bedroom, additional office/storage room, ideal for a home office, dressing room, or practical storage space, family bathroom requiring some modernisation.

There may also be scope to reconfigure the existing layout to create a larger second bedroom, subject to the necessary consents and permissions. This flexibility offers buyers the chance to maximise the property's potential and adapt it to their needs.

Externally, the property benefits from its mid-terrace position and features a front garden, offering a





welcoming approach and potential kerb appeal. The outside space provides a great canvas for those seeking a home they can make their own.

This is an excellent opportunity for those wanting to put their stamp on a character property with lots of potential, whether as a first step onto the ladder or as an investment project.

OPEN PLAN KITCHEN/LOUNGE

14' 0" x 16' 07" (4.27m x 5.05m) When you walk through the front door, you are greeted by a light, bright and airy open plan living area with a modern white kitchen which compromises of a range of wall and base units and a built in cooker. The living area is neutrally decorated and is spacious enough to accommodate a range of furniture styles along with a stunning electric fireplace that is set into the chimney breast. This room also comprises of a large window to the front along with a window to the rear and a stairs to access the first floor.



BEDROOM ONE

10' 04" x 8' 01" (3.15m x 2.46m) This is a double bedroom with plenty of floor space and following the theme of neutral decor and feature original fireplace. This bedroom also comprises of a window to the front and central heating radiator.

STUDY/OFFICE

5' 07" x 6' 02" (1.7m x 1.88m) A small space which could be used as an office, a walk-in-wardrobe and much more!



BATHROOM

6' 11" x 6' 03" (2.11m x 1.91m) The bathroom has fully tiled walls, with laminate style flooring and a three piece suite comprising of a bath with overhead shower, WC and hand basin. This room is light and airy with a window to the rear and a central heating radiator.

HALLWAY

10' 00" x 5' 05" (3.05m x 1.65m) Grants access to the first floor rooms.



DIRECTIONS:

PURCHASE DETAILS:



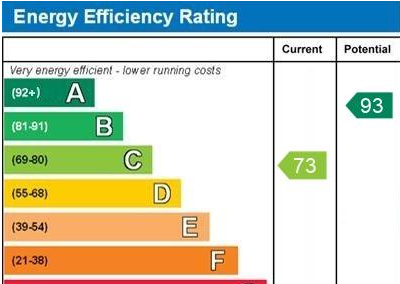
Please note that the services & appliances have not been tested & the property is sold on that basis.

Once you are interested in purchasing this property, ideally call in person or telephone this office to discuss your offer, we would suggest that this is done before contacting a bank, building society or solicitor as any delay could result in the property being sold to someone else and any survey and legal fees being unnecessarily incurred.

VALUATION: If you are thinking of selling your home, why not contact one of our offices now for a FREE VALUATION strictly without any obligation. Contact us on Bradford (01274) 880019.

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